



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

**Monday, January 27, 2014**      **David Gebhard Public Meeting Room: 630 Garden Street**      **1:00 P.M.**

**BOARD MEMBERS:**

- PAUL ZINK, *Chair*  
 KIRK GRADIN, *Vice-Chair* (Consent Calendar Representative)  
 THIEP CUNG  
 SCOTT HOPKINS  
 COURTNEY JANE MILLER (Landscape Architect)  
 STEPHANIE POOLE (Consent Calendar Representative, Alternate)  
 WM. HOWARD WITTAUSCH

- CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      BRUCE BARTLETT  
**PLANNING COMMISSION LIAISON (Alternate):**      ADDISON THOMPSON

- STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                  TONY BOUGHMAN, Planning Technician  
                  KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

- Representatives present:      Stephanie Poole.  
 Staff present:      Tony Boughman.

**ABR - REVIEW AFTER FINAL**

**A.      813 E ANAPAMU ST      **A-1/E-1/R-3 Zone****

- Assessor's Parcel Number:      029-150-040  
 Application Number:      MST2013-00365  
 Agent:      Steve Brown  
 Applicant:      John Cuykendall  
 Designer:      Mark Morando  
 Owner:      Whittier Trust Co. (Mary Jane Scarlrello, Trustee)

(Proposal to re-stripe an existing 10-space parking lot at the rear, to construct a new 17-space parking lot, and to clarify the "as-built" conditions on basement and penthouse levels. Also proposed is a new landscape and hardscape plan. There will be 690 cubic yards of grading excavation. This application will address violations called out in enforcement case ENF2013-00357.)

**(Continued Review After Final for changes to the approved new parking lot. The grade of the lot is proposed to be several feet lower than approved in order to reduce the quantity of grading required.)**

**Continued indefinitely for an Administrative Staff Approval pending compliance with Tier 3 Storm Water Management Program (SMWP) requirements of the City Creeks Division with comments that all Architectural Board of Review concerns have been addressed, and the proposed colors and materials are acceptable.**

**ABR - NEW ITEM****B. 520 E YANONALI ST****OM-1/SD-3 Zone**

Assessor's Parcel Number: 017-540-005  
Application Number: MST2014-00033  
Owner: City of Santa Barbara

(Proposal to replace existing lighting at El Estero Wastewater Treatment plant with new energy efficient light fixtures.)

**(Action may be taken if sufficient information is provided.)**

**Project Design Approval and Final Approval with the comment that the grey colored wall pack light fixtures are acceptable.**

The ten-day appeal period was announced.

**ABR - NEW ITEM****C. 616 LAGUNA ST****C-M Zone**

Assessor's Parcel Number: 031-160-016  
Application Number: MST2014-00018  
Owner: City of Santa Barbara  
Agent: Alelia Parenteau

(Proposal to replace existing and deteriorating impermeable asphalt parking lots with permeable pavers at the City Parks and Recreation Department headquarters.)

**(Action may be taken if sufficient information is provided.)**

**Project Design Approval and Final Approval with the conditions:**

- 1) Return with a color selection brochure.
- 2) Provide section drawings of the pavers at the driveway aprons.

The ten-day appeal period was announced.

**ABR - NEW ITEM****D. 2320 DE LA VINA ST****R-4 Zone**

Assessor's Parcel Number: 025-113-021  
Application Number: MST2014-00027  
Owner: Barbara Harootunian, Revocable Living Trust

(Proposal for renovations to an existing two-story apartment building. The project would eliminate a swimming pool and fencing and equipment shed and install landscaping, hardscaping, and barbeque. The project includes restoring the parking lot to a 13-space configuration, a new trash enclosure, permitting an as-built second-story deck and as-built storage lockers on the ground. The project will address all violations in ENF2013-00906.)

**(Action may be taken if sufficient information is provided.)**

**Project Design Approval and Final Approval of architecture with conditions:**

- 1) Provide a landscape plan.
- 2) Provide a plain 6-foot redwood fence railing at the "as-built" balcony to match the existing fence to be brought up to Building Code standards.
- 3) Verify if van-accessible parking is required.
- 4) Match existing salt-finish concrete.

The ten-day appeal period was announced.

### **ABR - FINAL REVIEW**

#### **E. 28 ANACAPA ST**

**OC/SD-3 Zone**

Assessor's Parcel Number: 033-113-009  
 Application Number: MST2013-00499  
 Owner: Hughes Lan Holding Trust  
 Architect: Dawn Sherry

(Proposal to provide additional parking and accessibility for three existing commercial buildings at 22, 28 and 32 Anacapa Street. The project includes decks, ramps, trash enclosure, fence, and removal of trees.)

#### **Final Approval with conditions:**

- 1) The proposed paving south of 22 Anacapa Street is acceptable.
- 2) The counter sink and plug footing-to-post connections at the trellis are acceptable.

### **ABR - CONTINUED ITEM**

#### **F. 205 ANACAPA ST**

**OC/SD-3 Zone**

Assessor's Parcel Number: 033-052-017  
 Application Number: MST2013-00526  
 Owner: Go Rams, LLC  
 Architect: Thompson Naylor Architects  
 Business Name: Oreana Winery

(Proposal for legal change of use, parking lot reconfiguration, a new pergola, and railing around an existing outdoor seating area. Also proposed is to permit an "as-built" 150 square foot outdoor stage and "as-built" gates on an existing permitted trash enclosure. Coastal review is required.)

**(Action may be taken if sufficient information is provided.)**

**Project Design Approval and Final Approval as submitted.**

The ten-day appeal period was announced.

### **ABR - PROJECT DESIGN REVIEW**

#### **G. 432 E HALEY ST**

**C-M Zone**

Assessor's Parcel Number: 031-283-010  
 Application Number: MST2013-00503  
 Owner: Francisco and Eugenia Andrade  
 Owner: 432 E. Haley Partners, LLC  
 Architect: DMHA

(Proposal for alterations to the exterior entry canopy and for new storefront windows and entry doors.)

#### **Project Design Approval and Final Approval with conditions:**

- 1) Door and window system shall be set flush with the exterior framing to allow a setback on the outside from the stucco wall face and to provide an eased edge stucco returns at the window and doors.
- 2) Building color is to be an off-white color similar to existing.

The ten-day appeal period was announced.